



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 16, 2020  
6:15 P.M.**

Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

[www.coronadocdd.org](http://www.coronadocdd.org)  
305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**REGULAR BOARD MEETING**  
**& PUBLIC HEARING**

July 16, 2020  
6:15 p.m.

<https://us02web.zoom.us/j/82245698664>  
Meeting ID: 822 4569 8664

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. May 4, 2020 Special Board Meeting.....Page 2
- G. **Public Hearing**
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comment on the Fiscal Year 2020/2021 Final Budget & Assessments
  - 3. Consider Resolution No. 2020-02 – Appropriations Resolution FY 2020/2021.....Page 7
  - 4. Consider Resolution No. 2020-03 – Assessment Resolution/Tax Roll FY 2020/2021.....Page 16
- H. Old Business
  - 1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project
  - 2. Staff Report as Required
- I. New Business
  - 1. Discussion Regarding Relocation of Royal Palms – NW 89<sup>th</sup> St. & NW 107<sup>th</sup> Avenue
  - 2. Consider Resolution No. 2020-04 – Adopting 2020/2021 Regular Meeting Schedule.....Page 19
- J. Administrative & Operational Matters
  - 1. Ratify District Actions: Agreement for Access to Exempt Information - Miami-Dade County.Page 21
  - 2. Statement of Financial Interests – Disclosure – **2019 Form 1**
- K. Board Member & Staff Closing Comments
- L. Adjourn

## **Miami Daily Business Review**

June 25, 2020

Miscellaneous Notices

### **NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on July 16, 2020, at 6:15 p.m., or as soon thereafter as can be heard, in the Crexent Business Center 3rd Floor Meeting Room located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2020/2021 Proposed Final Budget and Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or two Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board Members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Coronado Community Development District

[www.coronadocdd.org](http://www.coronadocdd.org)

6/25 7/2 20-34/0000475279M

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MAY 4, 2020**

*Note: The Coronado Community Development District (the “District”) Special Board Meeting was held via telephonic conferencing as a result of the public health emergency that exists in the State of Florida as a consequence of the COVID-19 coronavirus. In light of the guidelines established by the Centers for Disease Control for the protection of all members of the community and with the authority granted by Executive Orders issued by Governor Ron DeSantis, including Executive Order 20-69 (Emergency Management—COVID-19—Local Government Public Meetings) authorizing the use of communications technology, telephonic conferencing was used, as provided in Section 120.54(5)(b)2, Florida Statutes.*

**A. CALL TO ORDER**

District Manager Armando Silva called the May 4, 2020, Special Board Meeting of the District to order at 4:05 p.m. via telephonic conferencing.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on April 27, 2020, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the virtual attendance of Chairperson Erwin Santacruz, Vice Chairperson Gladys Huot and Supervisors Roman Gomez and Dahiane Rondon constituted a quorum and it was in order to proceed with the meeting.

Staff also in virtual attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Alyssa Willson of Hopping Green & Sams, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. November 21, 2019, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the November 21, 2019, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Mr. Santacruz, seconded by Ms. Huot and passed unanimously approving the minutes of the November 21, 2019, Regular Board Meeting and Public Hearing, *as presented*.

**G. OLD BUSINESS**

**1. Update Regarding Soft Gate/Security Camera/Speed Hump Improvement Project**

Mr. Silva advised that Regions Security would be installing camera posts and cameras within the next ten (10) days. Once the cameras have been installed, the City of Doral will inspect the installation and provide their comments, if any. The last part will be the painting of traffic markings, which will complete the project. If everything goes accordingly, the project will be completed by June.

**2. Update Regarding Potential Transfer of Perimeter Wall – Coronado Master Association to Coronado Community Development District**

Mr. Santacruz, on behalf of the Coronado Master Association (the “Association”), stated that due to the COVID-19 pandemic, the Association has not yet decided regarding the potential conveyance of the perimeter wall from the Association to the District. More information regarding this matter will be discussed at an upcoming meeting.

**3. Staff Report: As Required**

There was no Staff Report at this time.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget**

Mr. Silva presented Resolution No. 2020-01, entitled:

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and indicated that the proposed 2020/2021 fiscal year budget had been balanced with no carryover from the projected fund balance of September 30, 2020. He advised that since the overall proposed assessments were not increasing in the fiscal year 2020/2021, letters to residents would not be required. Furthermore, as part of Resolution No. 2020-01, he noted that the Board must set a date for the public hearing to adopt the fiscal year 2020/2021 final budget and assessments. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Huot, seconded by Mr. Santacruz and unanimously passed to approve and adopt Resolution No. 2020-01, *as presented*, setting the public hearing to adopt the fiscal year 2020/2021 final budget and assessments for July 16, 2020, at 6:15 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 811400 NW 82nd Terrace, Doral, Florida 33178 or via media communications; and further authorizes publication of the notice of the budget public hearing, as required by law.

## **2. Discussion Regarding Vehicle Decal Distribution**

Mr. Silva indicated that Regions Security and the Property Manager for the Coronado Master Association had been in communication regarding the information necessary in order to commence the distribution of decals.

## **3. Consequences Resulting from Gate Implementation**

This topic was tabled.

## **4. Consider 2<sup>nd</sup> Amendment to the Aquatic Maintenance Agreement**

Mr. Silva advised that Aquatic Systems had recently been bought out by Solitude Lake Management and as a result, the District must amend the original Aquatic Maintenance Agreement to reflect said change. A discussion ensued after which;

A **motion** was made by Mr. Santacruz, seconded by Mr. Gomez and unanimously passed approving the 2<sup>nd</sup> Amendment to the Aquatic Maintenance Agreement between the District and Solitude Lake Management.

## **5. Discussion Regarding Possibility of Installing Additional Surveillance Cameras**

Mr. Santacruz noted that the Coronado Master Association was considering adding cameras to the post on the north and south ingress/egress to monitor the mailbox kiosk and the trash receptacle area. In order to cut the costs, the Coronado Master Association wants to know if the cameras could be installed on the District cameras posts. A discussion ensued after which the Board consensus was to allow the Coronado Master Association to install the cameras on the District posts.

## **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Discussion Regarding Qualifying Period**

Mr. Silva advised the Board that there were two (2) seats whose terms were expiring in November 2020; Seat #3 (currently held by Gladys Huot) and Seat #4 (currently held by Renee Bedoya). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 8, 2020, through noon on June 12, 2020.

## **M. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no additional Board Member/Staff comments or requests.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Ms. Huot and unanimously passed to adjourn the Regular Board Meeting at 4:35 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

## **Miami Daily Business Review**

June 25, 2020

Miscellaneous Notices

### **NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold a Public Hearing and a Regular Board Meeting on July 16, 2020, at 6:15 p.m., or as soon thereafter as can be heard, in the Crexent Business Center 3rd Floor Meeting Room located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2020/2021 Proposed Final Budget and Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or two Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board Members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.  
Coronado Community Development District

[www.coronadocdd.org](http://www.coronadocdd.org)

6/25 7/2 20-34/0000475279M

**RESOLUTION 2020-02**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Coronado Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set July 16, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing or transmitted the Proposed Budget to the managers or administrators of the City of Doral and Miami-Dade County for posting on their websites; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1. Budget**

- a. That the Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Coronado Community Development District for the Fiscal Year Ending September 30, 2021,” as adopted by the Board of Supervisors on July 16, 2020.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of the City of Doral and Miami-Dade County for posting on their websites.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$524,757 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                        |                         |
|------------------------|-------------------------|
| GENERAL FUND           | <u>\$272,132</u>        |
| DEBT SERVICE FUND(S)   | <u>\$252,625</u>        |
| <b>TOTAL ALL FUNDS</b> | <b><u>\$524,757</u></b> |

**Section 3. Supplemental Appropriations**

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the *Florida Statutes*, among other applicable laws.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Coronado Community Development District.

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF July, 2020.**

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

Coronado  
Community Development District

**Final Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

# CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**FINAL BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

|   | <b>FISCAL YEAR<br/>2020/2021<br/>BUDGET</b> |
|---|---|
| <b>REVENUES</b>                           |   |
| Administrative Assessments                | 87,430                                      |
| Maintenance Assessments                   | 111,842                                     |
| Debt Assessments                          | 252,625                                     |
| Master Association Contributions          | 72,500                                      |
| Interest                                  | 360   |
| <b>TOTAL REVENUES</b>                     | <b>\$ 524,757</b>                           |
| <b>EXPENDITURES</b>                       |   |
| <b>MAINTENANCE EXPENDITURES</b>           |   |
| Security Services                         | 145,000                                     |
| Aquatic Maintenance/Midgefly Control      | 3,000                                       |
| Fountain Maintenance/Power - FPL          | 2,000                                       |
| Storm Drainage Maintenance                | 3,000                                       |
| Engineering                               | 1,750                                       |
| Roadway/Street Maintenance                | 5,400                                       |
| Soft Gates & Security Cameras Maintenance | 4,200                                       |
| Soft Gates Control/Power - FPL/Comcast    | 4,500                                       |
| Security Camera Monitoring/Recording      | 4,000                                       |
| Contingency                               | 4,000                                       |
| Maintenance Reserve                       | 1,900                                       |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>     | <b>\$ 178,750</b>                           |
| <b>ADMINISTRATIVE EXPENDITURES</b>        |   |
| Supervisor Fees                           | 7,000                                       |
| Payroll Taxes                             | 535   |
| Management                                | 36,084                                      |
| Field Operations Management               | 2,100                                       |
| Legal                                     | 10,000                                      |
| Assessment Roll                           | 3,000                                       |
| Audit Fees                                | 3,500                                       |
| Insurance                                 | 7,200                                       |
| Legal Advertisements                      | 1,600                                       |
| Miscellaneous                             | 2,000                                       |
| Postage                                   | 500   |
| Office Supplies                           | 775   |
| Dues & Subscriptions                      | 175   |
| Trustee Fee                               | 3,600                                       |
| Continuing Disclosure Fee                 | 350   |
| Website Management/ADA Compliance         | 2,000                                       |
| Operating Reserve                         | 3,000                                       |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>  | <b>\$ 83,419</b>                            |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$ 262,169</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 262,588</b>                           |
| Bond Payments                             | (239,994)                                   |
| <b>BALANCE</b>                            | <b>\$ 22,594</b>                            |
| County Appraiser & Tax Collector Fee      | (4,518)                                     |
| Discounts For Early Payments              | (18,076)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ -</b>                                 |
| Carryover From Prior Year                 | 0   |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ -</b>                                 |

**DETAILED FINAL BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

| <b>REVENUES</b>                           | <b>FISCAL YEAR<br/>2018/2019<br/>ACTUAL</b> | <b>FISCAL YEAR<br/>2019/2020<br/>BUDGET</b> | <b>FISCAL YEAR<br/>2020/2021<br/>BUDGET</b> | <b>COMMENTS</b>                                    |
|---|---|---|---|--|
| Administrative Assessments                | 80,304                                      | 82,173                                      | 87,430                                      | Expenditures Less Interest & Carryover/.95         |
| Maintenance Assessments                   | 120,895                                     | 117,632                                     | 111,842                                     | Expenditures Less Contributions/.95                |
| Debt Assessments                          | 252,625                                     | 252,625                                     | 252,625                                     | Bond Payments/.95                                  |
| Master Association Contributions          | 69,411                                      | 71,000                                      | 72,500                                      | Master Association Contributions - 50% Of Security |
| Interest                                  | 695   | 300   | 360   | Projected At \$30 Per Month                        |
| <b>TOTAL REVENUES</b>                     | <b>\$ 523,930</b>                           | <b>\$ 523,730</b>                           | <b>\$ 524,757</b>                           |  |
| <b>EXPENDITURES</b>                       |   |   |   |  |
| <b>MAINTENANCE EXPENDITURES</b>           |   |   |   |  |
| Security Services                         | 138,726                                     | 142,000                                     | 145,000                                     | \$3,000 Increase From 2019/2020 Budget             |
| Aquatic Maintenance/Midgefly Control      | 1,860                                       | 4,750                                       | 3,000                                       | \$1,750 Decrease From 2019/2020 Budget             |
| Fountain Maintenance/Power - FPL          | 808   | 2,400                                       | 2,000                                       | \$400 Decrease From 2019/2020 Budget               |
| Storm Drainage Maintenance                | 0   | 2,400                                       | 3,000                                       | \$600 Increase From 2019/2020 Budget               |
| Engineering                               | 1,689                                       | 1,500                                       | 1,750                                       | \$250 Increase From 2019/2020 Budget               |
| Roadway/Street Maintenance                | 350   | 5,400                                       | 5,400                                       | No Change From 2019/2020 Budget                    |
| Soft Gates & Security Cameras Maintenance | 0   | 4,200                                       | 4,200                                       | No Change From 2019/2020 Budget                    |
| Soft Gates Control/Power - FPL/Comcast    | 0   | 4,500                                       | 4,500                                       | No Change From 2019/2020 Budget                    |
| Security Camera Monitoring/Recording      | 750   | 6,000                                       | 4,000                                       | \$2,000 Decrease From 2019/2020 Budget             |
| Contingency                               | 0   | 6,000                                       | 4,000                                       | \$2,000 Decrease From 2019/2020 Budget             |
| Maintenance Reserve                       | 420   | 3,600                                       | 1,900                                       | \$1,700 Decrease From 2019/2020 Budget             |
| <b>TOTAL MAINTENANCE EXPENDITURES</b>     | <b>\$ 144,603</b>                           | <b>\$ 182,750</b>                           | <b>\$ 178,750</b>                           |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>        |   |   |   |  |
| Supervisor Fees                           | 4,000                                       | 7,000                                       | 7,000                                       | No Change From 2019/2020 Budget                    |
| Payroll Taxes                             | 306   | 535   | 535   | Supervisor Fees * 7.65%                            |
| Management                                | 34,632                                      | 35,280                                      | 36,084                                      | CPI Adjustment                                     |
| Field Operations Management               | 1,500                                       | 2,100                                       | 2,100                                       | No Change From 2019/2020 Budget                    |
| Legal                                     | 2,196                                       | 10,000                                      | 10,000                                      | No Change From 2019/2020 Budget                    |
| Assessment Roll                           | 3,000                                       | 3,000                                       | 3,000                                       | As Per Contract                                    |
| Audit Fees                                | 3,500                                       | 3,600                                       | 3,500                                       | Accepted Amount For 2019/2020 Audit                |
| Insurance                                 | 5,000                                       | 7,500                                       | 7,200                                       | Insurance Estimate                                 |
| Legal Advertisements                      | 472   | 1,700                                       | 1,600                                       | \$100 Decrease From 2019/2020 Budget               |
| Miscellaneous                             | 1,157                                       | 2,000                                       | 2,000                                       | No Change From 2019/2020 Budget                    |
| Postage                                   | 218   | 525   | 500   | \$25 Decrease From 2019/2020 Budget                |
| Office Supplies                           | 420   | 800   | 775   | \$25 Decrease From 2019/2020 Budget                |
| Dues & Subscriptions                      | 175   | 175   | 175   | No Change From 2019/2020 Budget                    |
| Trustee Fee                               | 3,165                                       | 3,600                                       | 3,600                                       | No Change From 2019/2020 Budget                    |
| Continuing Disclosure Fee                 | 350   | 350   | 350   | No Change From 2019/2020 Budget                    |
| Website Management/ADA Compliance         | 1,500                                       | 2,000                                       | 2,000                                       | No Change From 2019/2020 Budget                    |
| Operating Reserve                         | 0   | 3,000                                       | 3,000                                       | Operating Reserve                                  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>  | <b>\$ 61,591</b>                            | <b>\$ 83,165</b>                            | <b>\$ 83,419</b>                            |  |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$ 206,194</b>                           | <b>\$ 265,915</b>                           | <b>\$ 262,169</b>                           |  |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 317,736</b>                           | <b>\$ 257,815</b>                           | <b>\$ 262,588</b>                           |  |
| Bond Payments                             | (241,673)                                   | (239,994)                                   | (239,994)                                   | 2021 P & I Payments Less Interest                  |
| <b>BALANCE</b>                            | <b>\$ 76,063</b>                            | <b>\$ 17,821</b>                            | <b>\$ 22,594</b>                            |  |
| County Appraiser & Tax Collector Fee      | (4,382)                                     | (4,524)                                     | (4,518)                                     | One Percent Of Total Assessment Roll               |
| Discounts For Early Payments              | (15,244)                                    | (18,097)                                    | (18,076)                                    | Four Percent Of Total Assessment Roll              |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ 56,437</b>                            | <b>\$ (4,800)</b>                           | <b>\$ -</b>                                 |  |
| Carryover From Prior Year                 | 0   | 4,800                                       | 0   | Carryover From Prior Year                          |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ 56,437</b>                            | <b>\$ -</b>                                 | <b>\$ -</b>                                 |  |

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

|                            | FISCAL YEAR<br>2018/2019<br>ACTUAL | FISCAL YEAR<br>2019/2020<br>BUDGET | FISCAL YEAR<br>2020/2021<br>BUDGET | COMMENTS                          |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <b>REVENUES</b>            |                                    |                                    |                                    |                                   |
| Interest Income            | 1,296                              | 100                                | 200                                | Projected Interest For 2020/2021  |
| NAV Tax Collection         | 241,673                            | 239,994                            | 239,994                            | Maximum Debt Service Collection   |
| <b>Total Revenues</b>      | <b>\$ 242,969</b>                  | <b>\$ 240,094</b>                  | <b>\$ 240,194</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>EXPENDITURES</b>        |                                    |                                    |                                    |                                   |
| Principal Payments         | 117,000                            | 119,000                            | 122,000                            | Principal Payments Due In 2021    |
| Interest Payments          | 124,134                            | 120,235                            | 117,220                            | Interest Payments Due In 2021     |
| Bond Redemption            | 0                                  | 859                                | 974                                | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 241,134</b>                  | <b>\$ 240,094</b>                  | <b>\$ 240,194</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 1,835</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |                                   |

**Series 2017 Bond Refunding Information**

|                       |                |                                 |                        |
|-----------------------|----------------|---------------------------------|------------------------|
| Original Par Amount = | \$3,399,000    | Annual Principal Payments Due = | May 1st                |
| Interest Rate =       | 2.125% - 4.25% | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | April 2017     |                                 |                        |
| Maturity Date =       | May 2038       |                                 |                        |

Par Amount As Of 1/1/2020 = \$3,168,000

## Coronado Community Development District Assessment Comparison

|                | Fiscal Year<br>2017/2018<br><u>Projected Assessment*</u> | Fiscal Year<br>2018/2019<br><u>Assessment*</u> | Fiscal Year<br>2019/2020<br><u>Assessment*</u> | Fiscal Year<br>2020/2021<br><u>Projected Assessment*</u> |
|----------------|--|--|--|--|
| Administrative | \$ 293.63  | \$ 241.84                                      | \$ 251.30                                      | \$ <b>267.38</b>   |
| Maintenance    | \$ 318.20  | \$ 369.71                                      | \$ 359.73                                      | \$ <b>342.03</b>   |
| <u>Debt</u>    | <u>\$ 772.56</u>   | <u>\$ 772.56</u>                               | <u>\$ 772.56</u>                               | <u>\$ <b>772.56</b></u>                                  |
| <b>Total</b>   | <b>\$ 1,384.39</b>                                       | <b>\$ 1,384.11</b>                             | <b>\$ 1,383.59</b>                             | <b>\$ 1,381.97</b>                                       |

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327

**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Coronado Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located within the City of Doral (the “City”) in Miami-Dade County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2020-2021 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Coronado Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessments pursuant to the Uniform Method, as indicated on Exhibits “A” and “B.” The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Coronado Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Coronado Community Development District.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July, 2020.

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** 2020/2021 FY Budget

**Exhibit B:** 2020/2021 Assessment Roll

**RESOLUTION NO. 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2020/2021 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Coronado Community Development District ("District") to establish a regular meeting schedule for fiscal year 2020/2021; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2020/2021 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2020/2021 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of July, 2020.

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Coronado Community Development District** (the “District”) will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82<sup>nd</sup> Terrace, Doral, Florida 33178 at **6:15 p.m.** on the following dates:

**October 15, 2020  
November 19, 2020  
February 18, 2021  
March 18, 2021  
May 20, 2021  
June 17, 2021  
July 15, 2021  
September 16, 2021**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**CORONADO COMMUNITY DEVELOPMENT DISTRICT**

[www.coronadocdd.org](http://www.coronadocdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/2020**

**AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER**

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (AGREEMENT), made and entered into this 6<sup>th</sup> day of July, 2020, by and between the **Coronado Community Development District** (hereinafter referred to as the “**CDD**”) and the **MIAMI-DADE COUNTY PROPERTY APPRAISER**, (hereinafter referred as the “**Property Appraiser**”).

**WITNESSETH**

**WHEREAS**, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

**WHEREAS**, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

**WHEREAS**, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“**Exempt Information**”),

**WHEREAS**, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

**WHEREAS**, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

**WHEREAS**, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District: Coronado Community Development District  
2501 A Burns Road  
Palm Beach Gardens, Florida 33410

With a Copy to: District Counsel  
Hoping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: Alyssa Willson

Property Appraiser: Miami-Dade County  
Office of the Property Appraiser  
111 Northwest First Street, Suite 710  
Miami, Florida 33128

With a Copy to: Miami-Dade County Attorney's Office  
111 Northwest First Street, Suite 2810  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the Coronado Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

**CORONADO COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

\_\_\_\_\_  
CDD Attorney

**MIAMI-DADE COUNTY PROPERTY APPRAISER**

ATTEST:

By: \_\_\_\_\_  
Property Appraiser/ Designee

\_\_\_\_\_  
Date